



BELTON CAR LOT ON 58 HIGHWAY

1421 E. North Avenue, Belton, Missouri



CONFIDENTIAL - PLEASE DO NOT DISTURB CURRENT TENANT

SALE PRICE: \$1,900,000 | 5,476 SF BUILDING ON 1.63 ACRE LOT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,777	47,477	67,914
Avg. Household Income	\$93,052	\$104,890	\$104,876

- Prime adaptable retail location
- Great visibility on 58 Highway
- Easy access from both directions
- One 10' drive-in door



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent



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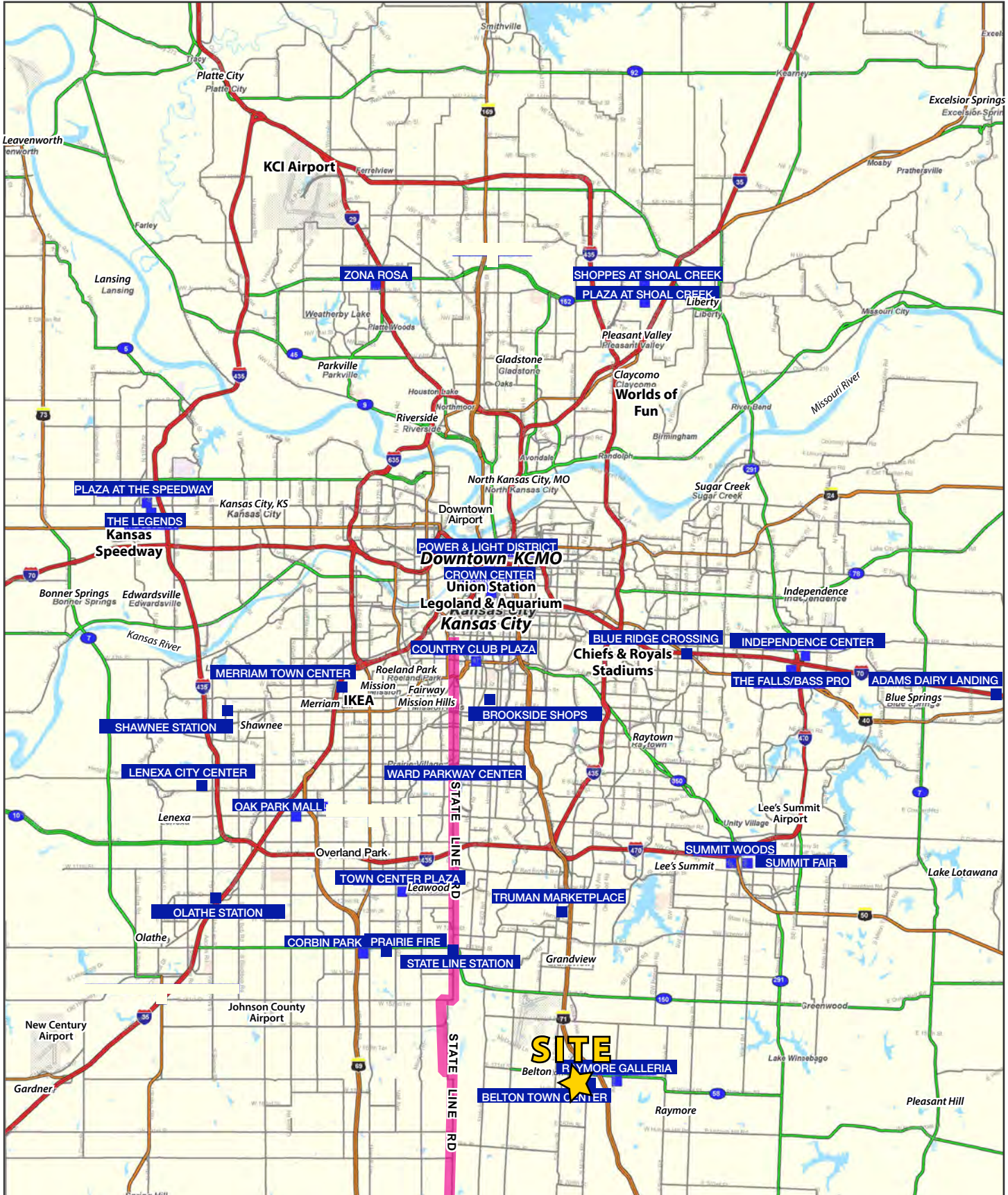
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AERIAL



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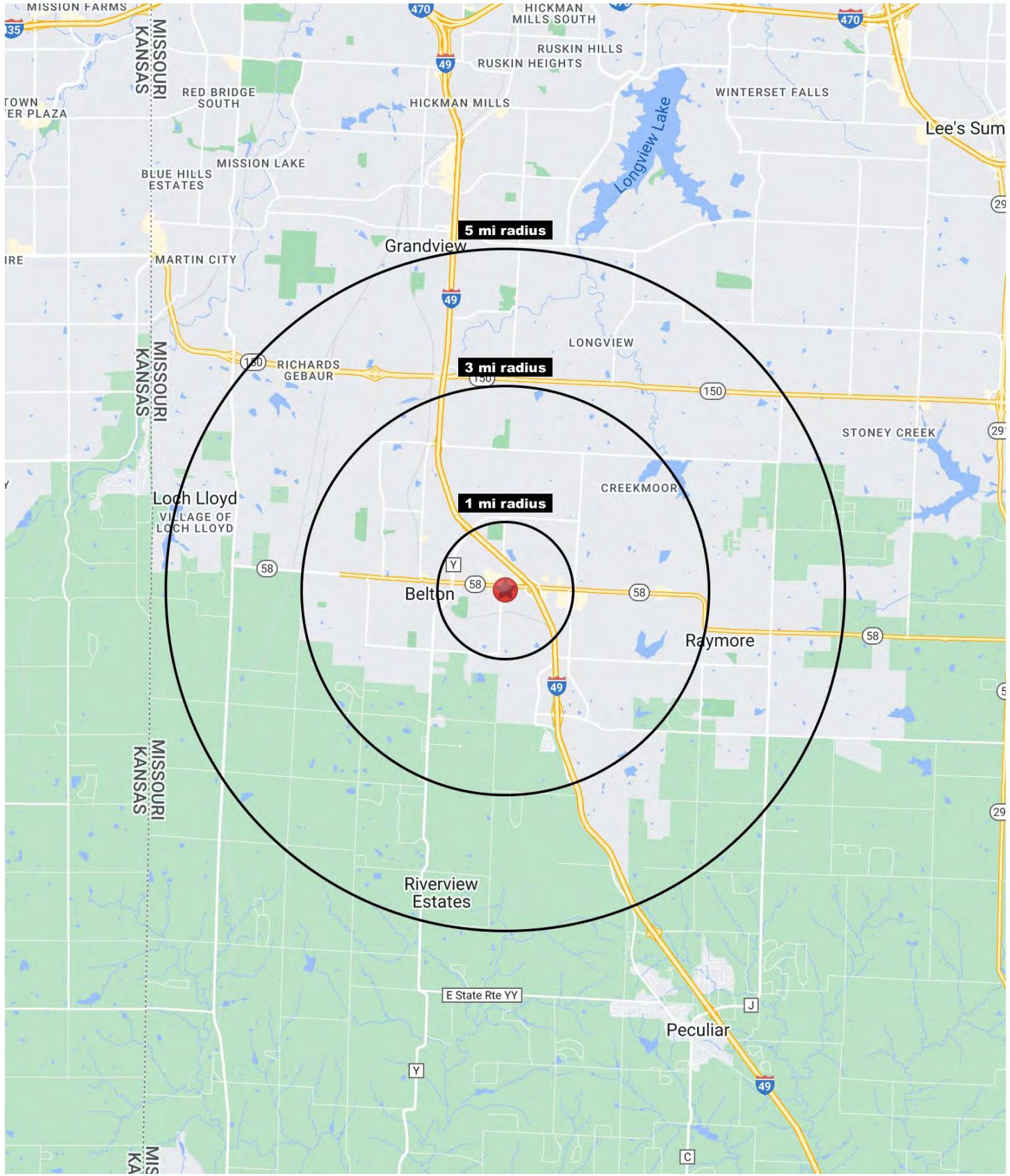


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1421 E. North Avenue Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,777	47,477	67,914
2028 Projected Population	6,888	50,428	71,298
2020 Census Population	6,239	44,398	64,693
2010 Census Population	5,770	40,116	58,903
Projected Annual Growth 2023 to 2028	0.3%	1.2%	1.0%
Historical Annual Growth 2010 to 2023	1.3%	1.4%	1.2%
2023 Median Age	36.1	37.6	38.0
Households			
2023 Estimated Households	2,693	18,215	26,072
2028 Projected Households	2,700	19,159	27,054
2020 Census Households	2,497	17,038	24,745
2010 Census Households	2,260	15,040	22,035
Projected Annual Growth 2023 to 2028	-	1.0%	0.8%
Historical Annual Growth 2010 to 2023	1.5%	1.6%	1.4%
Race and Ethnicity			
2023 Estimated White	76.1%	78.6%	75.8%
2023 Estimated Black or African American	12.7%	11.1%	13.8%
2023 Estimated Asian or Pacific Islander	1.7%	1.5%	1.4%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2023 Estimated Other Races	9.1%	8.4%	8.6%
2023 Estimated Hispanic	9.1%	7.7%	7.9%
Income			
2023 Estimated Average Household Income	\$93,052	\$104,890	\$104,876
2023 Estimated Median Household Income	\$75,204	\$87,871	\$85,673
2023 Estimated Per Capita Income	\$37,020	\$40,276	\$40,299
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.1%	2.0%
2023 Estimated Some High School (Grade Level 9 to 11)	5.1%	3.7%	4.0%
2023 Estimated High School Graduate	37.0%	31.0%	30.6%
2023 Estimated Some College	23.3%	25.2%	24.4%
2023 Estimated Associates Degree Only	7.3%	9.4%	9.4%
2023 Estimated Bachelors Degree Only	17.9%	19.6%	19.9%
2023 Estimated Graduate Degree	7.1%	9.0%	9.8%
Business			
2023 Estimated Total Businesses	299	1,115	1,675
2023 Estimated Total Employees	3,462	14,068	22,382
2023 Estimated Employee Population per Business	11.6	12.6	13.4
2023 Estimated Residential Population per Business	22.7	42.6	40.5

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